

**To: The Planning Officer for case 20/1496/ful
Harrodian School Sports and Cultural Centre**

10th August, 2020

We the undersigned would like to submit this statement along with our existing objections in respect of the above planning application.

Key Points Pertinent to the Application:

1. Requirement. The school says it needs an indoor sports facility but we note that this building is significantly larger in size and significantly wider in the scope than the stated intended requirement of an indoor sports facility. The proposed structure is actually called the Sports and Cultural Centre and includes a sports hall, classrooms, offices, changing rooms and seating for 400 people even though the school already has its own theatre and assembly hall. While the planning documents clearly state that the sports hall only needs to be 20m x 34.5m x 7.5m equal to a cubic volume of 5175m³ to accommodate all of the anticipated sports activities, the proposed building is actually 30m x 60m x 11m equal to a cubic volume of 19800m³, which is almost 4X the size of a sports hall. The current requested plans would make the new building the largest single structure on the Harrodian School site and largest structure in the whole of Barnes and would dominate the neighbouring properties.

✓ We request that a revision is made to the size and purpose of the facility so that is restricted to a sports hall that is no bigger than 20m x 34.5m x 7.5m.

2. Use of Metropolitan Open Land ("MOL"). The proposed building will encroach on to MOL despite the council having recently agreed to re-designate a significant amount of the site as non-MOL. Furthermore the school also proposes to relocate tennis courts onto MOL. The school has regularly applied for, and been given permission to increase the number and size of the buildings on the site and yet again it wants to expand beyond the recently approved nonMOL site. Previous applications by the school to build this facility on MOL have been rejected by the council and we see no reason why the present application should be treated any differently.

✓ We request that no new building structure whatever is constructed on MOL.

3. Location. The proposed building is to be sited within 7.3m of the boundary adjoining the properties of local neighbours, being 9m from the nearest property. We do not see why it cannot be much closer to the school's existing buildings which would both reduce potential noise disruption and not dominate the current views and amenities of the neighbours as much? The Council clearly stated that the school's previous application for a sports hall would impact on the amenity of the residents of a four storey block of flats that was 20m from the proposed building which is more than 2x the current proposed distance, so this proposal is significantly worse in this respect.

✓ ***We request that any proposed structure would be built closer to the school's existing buildings such that it is a minimum distance of 30m from the nearest neighbouring properties.***

4. Access to the public. The proposed hours for public access are from 6:30 pm to 10pm and on a Saturday from 2pm to 7pm in addition to the normal school hours. This means it could be open at least 14 hours a day during the week and 10 hours on a Saturday. The proposed hours are far too long given the residential nature of the adjoining streets in Belgrave, Lowther, and Suffolk as well as Lonsdale Road and it is not reasonable to expect the neighbours to endure the associated noise disturbance of people coming and going for such long periods of time. The plans also say that access for the public will be via the rear route for security reasons and so we want firm assurances that this does not mean via Lowther Road.

✓ ***We would like firm assurances that access will only be via the Main School Gates at all times and that the opening hours are restricted to no later than 8pm in the week and 5pm at the weekend. We also request guarantees that there will be no public access to the site from either Belgrave Road or Lowther Road in the future.***

5. Provision for Parking. The plans do not provide for any transport assessment for any visitors, notwithstanding the planned 400 seat capacity and the proposed public hours of access. We believe that there needs to be a full traffic assessment report as required by LP 44. All school expansions should have a Transport Assessment. This requirement also applies to all major planning applications of which this is one. The Transport Assessment in Section 6 of the Design and Access statement is wholly inadequate. If parking by visitors cannot be provide in the school premises, that would raise the prospect of visitors parking in nearby roads, including, Suffolk, Belgrave and Lowther Roads.

✓ ***We request a full Transport Assessment Report be commissioned and that any appropriate changes to the plans be made.***

6. Bats. A number of neighbours have reported seeing bats flying in the area and we believe that, as they are a protected species, a survey needs to be conducted to review their activity before any planning application can be considered.

✓ ***We request that the applicants should commission an appropriate study into the activities of bats in the area for consideration by the council.***

7. Noise. The current acoustic report is severely deficient. The expanded sports and cultural activities proposed and the requested hours of operation should require a proper noise impact assessment. We also note that windows may be opened and roof panels may be ventilated to control the temperature which will mean that sound will inevitably be heard by neighbours in the immediate vicinity. The assessment in the Design and Access statement is completely inadequate. Only by preparing a noise impact assessment can the potential disturbance due to the hours of operation be properly assessed by the Council and local residents.

✓ ***The applicants should be requested to remedy this deficiency and provide a complete acoustics report so that the residents can fully assess the impact and that any appropriate changes should be made to the plans.***

8. Construction access. The proposal is for construction vehicles and workers to access the site from a narrow cul-de-sac, Belgrave Road which is already under pressure from parents parking to access the school and which has no provision for traffic to turn. The construction traffic will also need to pass a children's playground on Suffolk Road and the route of the 419 bus. There is currently no access to the site from Belgrave Road as the end of the road is fenced and predominantly screened by vegetation and trees which will need to be removed to provide access. While this road is theoretically a two-way street, in reality with parking bays on both sides and residents parking, Belgrave Road is only a one-way traffic street most of the time. If heavy construction traffic is allowed to use this route then the residents of Belgrave Road will effectively be prevented from using their cars during the proposed hours of access. We feel it is unreasonable to expect the residential occupiers of properties along this cul-de-sac to have to endure construction traffic together with the noise, mud, debris and dust associated with it all week, with particular reference to 9am to 3pm Saturdays as proposed in the CMS.

✓ We request that the applicants be required to use one of the school's existing gates as the route for the construction vehicles and workers- either one of the two situated on Lonsdale Road or the back entrance to the school where the school does not back on to neighbouring houses.

9. Summary – The current proposal would impact the neighbours negatively by causing permanent loss of amenities, loss of MOL space and views, significant noise disturbance and congestion in the neighbouring streets due to the lack of provision for parking as well as considerable disruption during the construction phase due to the proposed access route .

✓ Alternative Proposal. We understand the school's desire to have an indoor sports facility and so we propose that any new building structure be solely for that purpose which means it needs be no larger than 27.5m*30m*7.5m in size AND it should be located between the existing tennis courts and school's buildings so avoiding the need to relocate the outdoor tennis courts and encroach onto MOL. We see no reason for a sports hall to have 400 seats, nor does it need to be right alongside the boundary fence, hence our proposal would have less impact on the views and in respect of noise disturbance of the neighbours. We also request that construction access will not be along Belgrave Road and we believe the school should provide additional parking space for this new facility on the school site and not expect the visitors to park on neighbouring roads outside of school hours or at weekends.

We sincerely hope that you and all members of the Planning Committee take the views of the X undersigned local residents into consideration when coming to your decision about the school's planning application.

Best Regards,